

WHAT HOUSING IS COVERED?

The Tennessee Human Rights Act covers most housing, commercial and real property. There are some properties exempt from the Act. For a full listing of exemptions, contact the nearest THRC office.

WHAT IS PROHIBITED?

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, creed, national origin, religion, sex, familial status or handicap:

- Refuse to rent, sell or negotiate for housing
- Make housing unavailable
- Deny a dwelling or falsely deny that housing is available for inspection, sale or rental
- Set different terms, conditions or privileges for sale or rental of a dwelling or provide different housing services or facilities
- Persuade, for profit, owners to sell or rent (blockbusting)
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

In Mortgage Lending: No one may take any of the following actions based on race, color, creed, national origin, religion, sex, familial status or handicap:

- Refuse to make a mortgage loan or provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points or fees
- Discriminate in appraising property or brokering services
- Refuse to purchase a loan; or set different terms or conditions for purchasing a loan
- Refuse to provide insurance

In Addition: It is illegal for anyone, based on race, color, creed, national origin, religion, sex, familial status, or handicap, to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, creed, national origin, religion, sex, familial status or handicap
- Retaliate against an individual or persons for the exercise of their right to file a complaint and/or their participation as a witness

There is Additional Protection if you or someone associated with you have a physical or mental disability that substantially limits one or more major life activities, have a record of such a disability or are regarded as having such a disability. Your landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary, for the disabled person living there to be able to use the housing (Where reasonable, the landlord may permit changes only if there is an agreement by both parties to restore the property to its original condition once the person with the disability moves.)
- Refuse to make reasonable accommodations in rules, policies practices or services, if necessary, for the disabled person to use the housing
- Refuse to rent or sell to a handicapped person who uses service animals
- Fail to provide an accessible building entrance, light switches, electrical outlets, reinforced grab bars and usable kitchens and bathrooms, usable public and common areas, clear routes into and through the covered unit, and workable doors

For more information on your housing rights, property covered, prohibitions or exemptions, please call or visit your nearest THRC office.

IF YOUR RIGHTS HAVE BEEN VIOLATED...

The THRC is ready to help with any problem of housing discrimination. If you think your rights have been violated, you may complete the complaint form on the reverse side and mail or take it to the nearest THRC office. You have 180 days after an alleged violation to file a complaint with the THRC, but you should file it as soon as possible.

NASHVILLE - CENTRAL OFFICE

530 Church Street, Ste. 305
Nashville, TN 37243-0745
Phone: (615) 741-5825
Phone: (800) 251-3589
Fax: (615) 253-1886

KNOXVILLE

531 Henley St.
Room 701
Knoxville, TN 37902
Phone: (865) 594-6500
Phone: (800) 325-9664
Fax: (865) 594-6178

CHATTANOOGA

540 McCallie Avenue
4th Fl., West Wing
Chattanooga, TN 37402
Phone: (423) 634-6837
Fax: (423) 634-6986

MEMPHIS

170 N. Main St.
State Office Building
2nd Floor
Memphis, TN 38103
Phone: (901) 543-7389
Fax: (901) 543-6042



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TENNESSEE HUMAN RIGHTS COMMISSION



531 Henley Street
Room 701
Knoxville, Tennessee
(865) 594-6500
(800) 325-9664
www.state.tn.us/humanrights